



## **PLANNING DIRECTOR'S HEARING AGENDA**

**WEDNESDAY, FEBRUARY 16, 2005**

9:00 a.m.  
City Council Chambers  
Room 205  
City Hall

801 North First Street  
San Jose, California

### **Hearing Officers**

**Jean Hamilton, AICP, Principal Planner**

**Susan Walton, Principal Planner**

**Plan Implementation Division  
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP  
Director Planning, Building, and Code Enforcement**

## NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE), 998-5299 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

## NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **February 16, 2005**. My name is \_\_\_\_\_ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed.** The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

**Note:** If you have any agenda changes, please contact Joe Babiasz ([joe.babiasz@sanjoseca.gov](mailto:joe.babiasz@sanjoseca.gov)).

## **AGENDA**

### **ORDER OF BUSINESS**

#### **1. DEFERRALS**

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

**The matter of deferrals is now closed.**

#### **2. CONSENT CALENDAR**

##### **NOTICE TO THE PUBLIC**

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. [\*\*TR04-106. Tree Removal Permit\*\*](#) to remove one Pine Tree 113 inches in circumference on a 0.15 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1153 Cherry Avenue (Brieger Stephen G And Karen J Trustee, Owner). Council District 6. CEQA: Exempt. Continued from 2/9/05.
- b. [\*\*TR04-126. Tree Removal Permit\*\*](#) request to remove one (1) Monterey Pine on a 0.23 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the northeast corner of Copeland Lane and Bobbywood Avenue (5466 COPELAND LN) (Roth Leonard W And Dorothea C Trustee, Owner). Council District 9. CEQA: Exempt.
- c. [\*\*TR04-147. Tree Removal Permit\*\*](#) to remove two trees of greater than 55 inches in circumference on a 0.19 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the 446 Hull Avenue (Phan Toan Thi, Owner). Council District 6. CEQA: Exempt.
- d. [\*\*TR04-018. Tree Removal Permit\*\*](#) to remove one Ash tree, 96 inches in circumference on a 0.15 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the 3784 Masters Court (3784 MASTERS CT) (Le Duc Hu And Nguyen Thuy Thu, Owner). Council District 7. CEQA: Exempt.
- e. [\*\*TR04-142. Tree Removal Permit\*\*](#) to remove one Shamel Ash tree 80 inches in circumference on a 0.14 gross acre site in the R-1-8 Zoning District, located on the east side of Hancock Avenue, approximately 250 feet south of Bellis Court (6218 Hancock Avenue). Council District 10. SNI: None. CEQA: Exempt.

- f. **PT04-123. Tentative Map** to subdivide 1 parcel into 1 lot for condominium purposes (315 single-family attached residential units) on a 5.19 gross acre site in the A(PD) Planned Development Zoning District, located on the northeast corner of Technology Drive and Sonora Avenue (AVIGNON APTS) (1550 TECHNOLOGY DR) (Avignon Apartments Llc, Owner). Council District 3. SNI: None. CEQA: Exempt.

**The consent calendar is now closed.**

### **3. PUBLIC HEARING**

- a. The projects being considered are located at/on west side of Masonic Drive, approximately 520 feet southerly of Canoas Garden Avenue (2455 MASONIC DR), in the A(PD) Planned Development Zoning District (SAN JOSE SCOTTISH RITE FOUNDATION, Owner). Council District 6. SNI: None. CEQA: Mitigated Negative Declaration.
1. **PD04-024. Planned Development Permit** to construct 170 single-family attached residences on a 4.76 gross acre site.
  2. **PT04-120. Planned Tentative Map Permit** to subdivide 2 parcels into 172 lots for condominium purposes on a 4.76 gross acre site.
- b. The projects being considered are located at/on South side of San Antonio Road approximately 270 feet easterly of King Road (1716 E SAN ANTONIO ST), in the A(PD) Planned Development Zoning District (VOLUNTEERS OF AMERICA BAY AREA INC, Owner). Council District 5. SNI: Mayfair. CEQA: Mitigated Negative Declaration.
1. **PD04-081. Planned Development Permit** to construct 24 single-family attached residences on a 1.1 gross acres site.
  2. **PT04-114. Planned Tentative Map Permit** to reconfigure one parcel into one lot for 24 single-family attached residences on a 1.1 gross acres site.
- c. The projects being considered are located northerly of the terminus of Springbrook Avenue at Canyon Ridge Drive, in the A(PD) Planned Development Zoning District (Richard Ceraolo, Owner). Council District 8. SNI: None. CEQA: Addendum to Mitigated Negative Declaration.
1. **PD03-009. Planned Development Permit** to allow seven (7) single-family detached residences on a 25.69 gross acre site.
  2. **PT03-013. Planned Tentative Map Permit** to subdivide 4 parcels into 7 lots for residential uses on a 25.69 gross acre site.

- d. **HA97-020-01. Site Development Permit Amendment** to construct a 200 square foot addition to an existing 400 square foot storage room at a soccer field in an existing private school on a 3.24 gross acre site in the A Agricultural Zoning District, located on the north side of West Hedding Street, approximately 400 feet northerly of Elm Street (Bellarmine College Preparatory) (795 W HEDDING ST) (Bellarmine College Preparatory, Owner). Council District 6. SNI: None. CEQA: Exempt.
- e. **PDA00-049-01. Planned Development Permit Amendment** for changes to the architecture and building footprint of an 87 unit residential project on a 1.87 gross acres site in the A(PD) Planned Development Zoning District, located at/on the northeast corner of Fruitdale Avenue and Southwest Expressway (1451 FRUITDALE AV) (Hudson Daniel E Et Al, Owner). Council District 6. SNI: None. CEQA: Negative Declaration.
- f. **H04-057. Site Development Permit** to install a new ATM machine in an existing commercial building (bank) and associated façade and site improvements on a 0.5 gross acre site in the CP Pedestrian Commercial Zoning District, located at/on the northwest corner of Lincoln Avenue and Meredith Avenue (1191 LINCOLN AV) (Rubino Joseph P Et Al, Messinger Michael D Trustee & Et Al, Owner). Council District 6. SNI: None. CEQA: Exempt.
- g. **PD04-093. Planned Development Permit** to allow temporary site modifications and the temporary placement of medical imaging trailers at an existing general hospital on a 34.22 gross acre site in the A(PD) Planned Development Zoning District, located on the southwest corner of McKee Road and North Jackson Avenue (2150 MCKEE RD) (San Jose Healthcare Systems, Lp, Owner). Council District 5. SNI: None. CEQA: Exempt.
- h. **PD04-091. Planned Development Permit** to allow a social club and educational program for disabled youth with an on-site residential caretaker unit in a single-family residential structure and an approximately 3,200 square foot expansion of the existing structure on a 0.17 gross acre site in the A(PD) Planned Development Zoning District, located on the north side of Hanchett Avenue, approximately 410 feet west of The Alameda (1123 HANCHETT AV) (Young Life, Owner). Council District 6. SNI: None. CEQA: Exempt.
- i. **SP04-066. Special Use Permit** to convert an existing 974 square foot single-family residence to commercial use and to construct a 537 square foot addition on a 0.13 gross acre site in the CP Pedestrian Commercial Zoning District, located on the east side of Meridian Avenue, 350 feet northerly of West San Carlos Street (250 MERIDIAN AV) (Reyes Sonia, Owner). Council District 6. SNI: Burbank/Del Monte. CEQA: Exempt.

**This concludes the Planning Director's Hearing for February 16, 2005. Thank you.**

PLANNING DIRECTOR'S AGENDA ON THE WEB:

<http://www.sanjoseca.gov/planning/hearings/index.htm>

PUBLIC INFORMATION COUNTER

(408) 277-4576 CITY OF SAN JOSE

**DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT  
PLANNING DIRECTOR'S HEARING**

**Synopsis of Staff Recommendations**

**February 9, 2005**

**PUBLIC HEARINGS**

**1.    DEFERRALS**

**2.    CONSENT CALENDAR**

a.	TR05-002	APPROVED
b.	TR05-006	APPROVED
c.	TR05-005	APPROVED
d.	TR04-109	APPROVED
e.	PDA76-018-02	APPROVED
f.	TR04-129	DEFERRED TO 2/23/05
g.	TR04-106	CONTINUED TO 2/16/05
h.	H04-035	APPROVED
i.	PD03-077	APPROVED
j.	H04-054	APPROVED

**3.    PUBLIC HEARING**

a.	T04-086	APPROVED
b1.	PD03-066	APPROVED
b2.	PT04-056	APPROVED
c.	PD04-067	APPROVED